



South Bend
Redevelopment Commission
227 West Jefferson Boulevard, Room 1308, South Bend, IN

**SOUTH BEND REDEVELOPMENT COMMISSION
REGULAR MEETING**

September 10, 2020

9:30 a.m.

Presiding: Marcia Jones, President

<https://tinyurl.com/RDC091020>

South Bend, Indiana

The meeting was called to order at 9:36 a.m.

1. ROLL CALL

Members Present:	Marcia Jones, President Don Inks, Vice-President Jake Teshka, Commissioner Troy Warner, Commissioner Leslie Wesley, Commissioner	
Members Absent:	Quentin Phillips, Secretary	
Legal Counsel:	Sandra Kennedy, Esq.	
Redevelopment Staff:	David Relos, RDC Staff Mary Brazinsky, Board Secretary	
Others Present:	Daniel Buckenmeyer Amanda Pietsch Elizabeth Maradik Kyle Silveus Zach Hurst Charlotte Brach	DCI DCI DCI Engineering Engineering Engineering

2. Approval of Minutes

- **Approval of Minutes of the Regular Meeting of Thursday, August 27, 2020**

Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved the minutes of the regular meeting of Thursday, August 27, 2020.

3. Approval of Claims

- **Claims Submitted for September 1st and September 8th**

1. Commissioner Warner asked about the claims on September 8th for Liberty Tower. Mr. Buckenmeyer answered that TIF dollars went to Liberty Tower for infrastructure, streetscape and façade painting. There is amount of dollars left from the budget which we will be utilizing soon.

Upon a motion by Commissioner Warner, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved the claims for September 1st and September 8th submitted on Thursday, September 10, 2020.

4. Old Business

5. New Business

A. River West Development Area

1. **Resolution No. 3521 (117 S William)**

Mr. Relos presented Resolution No. 3521 (117 S William). This Resolution sets the disposition offering price for 117 S William at \$90,500 which is the average of the two appraisals completed for this property. This is a parking lot they we acquired on the westside of William between Washington and Jefferson. Commission approval is requested.

Upon a motion by Commissioner Teshka, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Resolution No. 3521 (117 S William) submitted on Thursday, September 10, 2020.

2. **Bid Specifications (117 S William)**

Mr. Relos presented Bid Specifications (117 S William). The Bid Specifications outline the uses and development requirements that will be considered for this site. Commission approval is requested.

Upon a motion by Secretary Phillips, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Bid Specifications (117 S William) submitted on Thursday, September 10, 2020.

3. Request to Advertise (117 S William)

Mr. Relos presented Request to Advertise (117 S William). This disposition property will be advertised in the South Bend Tribune on September 18th and September 25th. Commission approval is requested.

Upon a motion by Commissioner Teshka, seconded by Vice-President Inks, the motion carried unanimously, the Commission approved Request to Advertise (117 S William) submitted on Thursday, September 10, 2020.

4. Resolution No. 3522 (416-428 W LaSalle)

Mr. Relos presented Resolution No. 3522 (416-428 W LaSalle). This Resolution sets the disposition offering price for 416-428 W LaSalle at \$330,000 which is the average of the two appraisals completed for this property. This is the southwest corner of LaSalle and William. There was an old machine shop on the corner which has been relocated and the building was demolished. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Resolution No. 3522 (416-428 W LaSalle) submitted on Thursday, September 10, 2020.

5. Bid Specifications (416-428 W LaSalle)

Mr. Relos presented Bid Specifications (416-428 W LaSalle). The Bid Specifications outline the uses and development requirements that will be considered for this site. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Bid Specifications (416-428 W LaSalle) submitted on Thursday, September 10, 2020.

6. Request to Advertise (416-428 W LaSalle)

Mr. Relos presented Request to Advertise (416-428 W LaSalle). This disposition property will be advertised in the South Bend Tribune on September 18th and September 25th. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Request to Advertise (416-428 W LaSalle) submitted on Thursday, September 10, 2020.

7. Resolution No. 3523 (738 Leland)

Mr. Relos presented Resolution No. 3523 (738 Leland). This Resolution sets the disposition offering price for 738 Leland at \$29,000 which is the average of the two appraisals completed for this property. This is a house off Leland and Portage that the city owned and has been transferred to be taken through the disposition process. This is in the Chapin Park historic district. The home was a duplex, but it has lost status as a duplex and is now considered a single-family home. There is an interested party. Commission approval is requested.

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Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Resolution No. 3523 (738 Leland) submitted on Thursday, September 10, 2020.

8. **Bid Specifications (738 Leland)**

Mr. Relos presented Bid Specifications (738 Leland). The Bid Specifications outline the uses and development requirements that will be considered for this site. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Bid Specifications (738 Leland) submitted on Thursday, September 10, 2020.

9. **Request to Advertise (738 Leland)**

Mr. Relos presented Request to Advertise (738 Leland). This disposition property will be advertised in the South Bend Tribune on September 18th and September 25th. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission approved Request to Advertise (738 Leland) submitted on Thursday, September 10, 2020.

B. Other

1. **Mortgage Release (Brooks)**

Ms. Pietsch presented Mortgage Release (Brooks). This is a request for a mortgage release from a city program in 1994. The homeowner had made payments on the loan the entire time but recently passed away. The family provided documentation showing they had the ability to execute the will. We are requesting at this time a release. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Teshka, the motion carried unanimously, the Commission Mortgage Release (Brooks) submitted on Thursday, September 10, 2020.

2. **Mortgage Release (Peele)**

Ms. Maradik presented Mortgage Release (Peele). This mortgage release is related to a city repair program from 2003 in which the city did a combination of both grants and loans. The mortgagee has paid this in full. Commission approval is requested.

Upon a motion by Vice-President Inks, seconded by Commissioner Warner, the motion carried unanimously, the Commission Mortgage Release (Peele) submitted on Thursday, September 10, 2020.

6. **Progress Reports**

A. Tax Abatement

B. Common Council

1. The council is moving forward in the budget process. We are looking into floating a

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\$8M bond for road paving that may be through TIF. More information to come.

C. Other

7. Next Commission Meeting:

Thursday, September 24, 2020, 9:30 a.m.

8. Adjournment

Thursday, September 10, 2020, 9:50 a.m.

David Relos, Property Development Manager

Marcia Jones, President